

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 33 Block 2 Lot 4

BUILDING DEPARTMENT TRACKING NUMBER: PA # 2008 - 757
MUST FILL IN THIS NUMBER

1. Name of Project PROPOSED NEW Dunkin' Donuts

2. Owner of Record JOHN GEORGALLAS Phone 973-464-4419

Address: 82 ALIZE DRIVE, KENNELON, N.J. 07405
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant JOHN GEORGALLAS Phone 973-464-4419

Address: 82 ALIZE DRIVE, KENNELON, N.J. 07405
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan CIRO INTERRANTE, ARCHITECT Phone 845-473-7572

Address: 85 MARKET STREET, BOUGHKEEPSIE, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

1. Person to be notified to appear at Planning Board meeting: E-MAIL: CIROINT@GMAIL.COM

CIRO INTERRANTE 845-473-7572 845-473-7525
(Name) (Phone) (fax)

2. Project Location: On the SOUTH side of LITTLE BRITIAN ROAD (RT. 207)
(Direction) (Street)

8. Project Data: Acreage 0.85 Zone NC School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) DEMOLISH AND REMOVE EXISTING HOUSE AND CONSTRUCT A NEW DUNKIN' DONUTS.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X
12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

7th DAY OF FEB 2009

John Scorgall
(OWNER'S SIGNATURE)

[Signature]
(AGENT'S SIGNATURE)

Michael Natash
Please Print Agent's Name as Signed

[Signature]
NOTARY PUBLIC

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JOHN GEORGALLAS, deposes and says that he resides
(OWNER)
at 82 ALIZE DRIVE in the County of KENNELON
(OWNER'S ADDRESS)
and State of NEW JERSEY and that he is the owner of property tax map
(Sec. _____ Block _____ Lot _____)
designation number (Sec. 33 Block 2 Lot 4) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

CIRO INTERRANTE, ARCHITECT 85 MARKET ST., Poughkeepsie, NY 12601
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

EDWARD J. WAHID
Notary Public of New Jersey
My Commission Expires 03/22/2010

WORN BEFORE ME THIS:

7th DAY OF FEB 2009



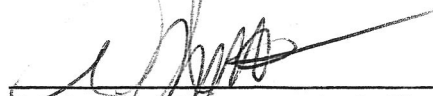
NOTARY PUBLIC

** John Georgallas

Owner's Signature (MUST BE NOTARIZED)

NA L

Agent's Signature (If Applicable)



Professional Representative's Signature

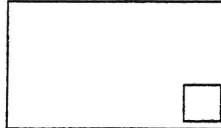
****PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE: 
3. ✓ Applicant's Name(s)
4. ✓ **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
5. ✓ Applicant's Address
6. ✓ Site Plan Preparer's Name
7. ✓ Site Plan Preparer's Address
8. ✓ Drawing Date
9. ✓ Revision Dates
10. ✓ Area Map Inset and Site Designation
11. _____ Properties within 500' of site
12. _____ Property Owners (Item #10)
13. ✓ Plot Plan
14. ✓ Scale (1" = 50' or lesser)
15. ✓ Metes and Bounds
16. ✓ Zoning Designation
17. ✓ North Arrow
18. ✓ Abutting Property Owners
19. ✓ Existing Building Locations
20. ✓ Existing Paved Areas
21. ✓ Existing Vegetation
22. ✓ Existing Access & Egress

23. ✓ Landscaping
24. ✓ Exterior Lighting
25. ✓ Screening
26. ✓ Access & Egress
27. ✓ Parking Areas
28. _____ Loading Areas
29. ✓ Paving Details (Items 25 - 27)
30. ✓ Curbing Locations
31. ✓ Curbing through section
32. ✓ Catch Basin Locations
33. ✓ Catch Basin Through Section
34. ✓ Storm Drainage
35. ✓ Refuse Storage
36. _____ Other Outdoor Storage
37. ✓ Water Supply
38. ✓ Sanitary Disposal System
39. ✓ Fire Hydrants
40. ✓ Building Locations
41. ✓ Building Setbacks
42. ✓ Front Building Elevations
43. N/A Divisions of Occupancy
44. _____ Sign Details
45. ✓ Bulk Table Inset
46. ✓ Property Area (Nearest 100 sq. ft.)
47. ✓ Building Coverage (sq. ft.)
48. ✓ Building Coverage (% of total area)
49. ✓ Pavement Coverage (sq. ft.)
50. ✓ Pavement Coverage (% of total area)
51. ✓ Open Space (sq. ft.)
52. ✓ Open Space (% of total area)
53. ✓ No. of parking spaces proposed
54. ✓ No. of parking spaces required

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY
WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN**

500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT,
PLEASE NOTE THE FOLLOWING:

55. n/a

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

56. n/a

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

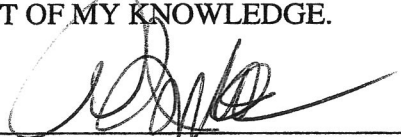
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

1/16/09
Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

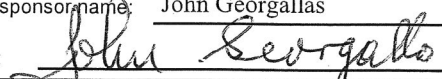
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR John Georgallas	2. PROJECT NAME Proposed New Dunkin' Donuts
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1053 Little Britian Road (Rt. 207), located on the south side of Little Britian Rd. and 225 ft. east from intersection of Binova Lane & Little Britian Rd.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Demolish & remove existing house and construct new Dunkin' Donuts.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.37</u> acres Ultimately <u>0.37</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: NC-Neighborhood Commercial	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>John Georgallas</u> Date: <u>1/12/09</u> Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
_____ Name of Lead Agency	1/12/09 _____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)

Reset



**Ciro Interrante
Architect**

Phone: (845) 473-7572

Fax: (845) 473-7525

PLANING, DESIGN &
CONSTRUCTION MANAGEMENT

85 MARKET STREET POUGHKEEPSIE, NY 12601

Transmittal Letter

To: TOWN OF NEW WINDSOR From: **Ciro Interrante, Architect**

ATTN: MYRA MASON

Date: 2/13/09

Phone:

Pages:

Re:

CC:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Notes: DUNKIN DONUTS PROJECT

1053 LITTLE BRITAIN ROAD (RT. 207)

T/O NEW WINDSOR

- 1.) 11 COPIES OF SITE PLAN
- 2.) 1 ORIGINAL APPLICATION + 2 PHOTO COPIES
- 3.) CHECK FOR \$125.00
- 4.) CHECK FOR \$750.00

ANY QUESTIONS PLEASE CALL ME.

THANKS,